

106.0

0001

0005.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

852,100 / 852,100

USE VALUE:

852,100 / 852,100

ASSESSED:

852,100 / 852,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		HUTCHINSON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JIANG NIEN-HUEI	
Owner 2: WANG XIAORU	
Owner 3:	

Street 1: 35 THORNBERRY RD
Street 2:

Twn/City: WINCHESTER
St/Prov: MA Cntry: Own Occ: N
Postal: 01890 Type:

PREVIOUS OWNER
Owner 1: GAMPP ELAINE ADELE/TRS/L/EST -
Owner 2: ELAINE ADELE GAMPP TRUST -
Street 1: 120 HUTCHINSON RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 10,145 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2074 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10145		Sq. Ft.	Site		0	70.	0.80	4			Golf co	25	Ledge	-10			570,428						570,400	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								67849
								GIS Ref
								GIS Ref
								Insp Date
								09/21/18

 Total Card / Total Parcel  
 852,100 / 852,100  
 852,100 / 852,100  
 852,100 / 852,100

!8363!

## USER DEFINED

Prior Id # 1: 67849
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/10/20 22:56:23
LAST REV Date Time
10/28/19 15:08:41 apro
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Parcel ID 106.0-0001-0005.B										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,700	0	10,145.	570,400	852,100	852,100	Year End Roll	12/18/2019
2019	101	FV	256,600	0	10,145.	633,800	890,400	890,400	Year End Roll	1/3/2019
2018	101	FV	256,600	0	10,145.	543,300	799,900	799,900	Year End Roll	12/20/2017
2017	101	FV	256,600	0	10,145.	507,000	763,600	763,600	Year End Roll	1/3/2017
2016	101	FV	256,600	0	10,145.	434,600	691,200	691,200	Year End	1/4/2016
2015	101	FV	235,600	0	10,145.	389,300	624,900	624,900	Year End Roll	12/11/2014
2014	101	FV	235,600	0	10,145.	360,400	596,000	596,000	Year End Roll	12/16/2013
2013	101	FV	235,600	0	10,145.	343,600	579,200	579,200		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
GAMPP ELAINE AD	1525-110		4/26/2018		888,000	No	No				
GAMPP ELAINE	1331-54		12/26/2006	Family		10	No	No			
	696-60		1/1/1901	Family		No	No	N			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/10/2018	581	Redo Bat	14,000						9/21/2018	MEAS&NOTICE	BS	Barbara S
10/27/2015	1633	Re-Roof	8,500						4/14/2009	Meas/Inspect	372	PATRIOT
7/25/2001	505	Porch	2,500 C					REPAIR STAIRS AND	11/10/1999	Mailer Sent		
									10/27/1999	Measured	243	PATRIOT
									1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 18 - Raised Ranch				Full Bath: 1	Rating: Average			PDAS	BSMT	SINK													
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																		
Foundation: 1 - Concrete				A 3QBth: 1	Rating: Fair																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:																		
Sec Wall: 1	%			OthrFix: 1	Rating: Average																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1													
Color: WHITE				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Fppl: 1	Rating: Average			Other															
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper															
Grade: C+ - Average (+)								Lvl 2															
Year Blt: 1963	Eff Yr Blt:							Lvl 1															
Alt LUC:	Alt %:							Lower															
Jurisdct:	Fact: .							Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1											
Const Mod:																							
Lump Sum Adj:																							
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Location: 1				Exterior: 1	No Unit	RMS: 6	BRS: 3	FL: 1											
Prim Int Wall: 2 - Plaster				Total Units: 1				Interior: 1															
Sec Int Wall: 1	%			Floor: 1				Additions: 1															
Partition: N - Typical				% Own: 1				Kitchen: 1															
Prim Floors: 3 - Hardwood				Name: 1				Baths: 1															
Sec Floors: 1	%							Plumbing: 1															
Bsmnt Flr: 12 - Concrete								Electric: 1															
Subfloor: 1								Heating: 1															
Bsmnt Gar: 2								General: 1															
Electric: 3 - Typical																							
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 1 - Forced H/Air																							
# Heat Sys: 1																							
% Heated: 100	% AC: 100																						
Solar HW: NO	Central Vac: NO																						
% Com Wall	% Sprinkled:																						
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	<b>PARCEL ID</b> 106.0-0001-0005.B				<b>IMAGE</b>										
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:								Total:									